



California Environmental Quality Act NOTICE OF AVAILABILITY

Date: August 3, 2020

To: Responsible Agencies and Interested Persons

**Subject: Notice of Availability of a Program Environmental Impact Report
for the Santa Ana General Plan Update
State Clearinghouse Number: 2020029087**

NOTICE IS HEREBY GIVEN that the City of Santa Ana has prepared a Draft Program Environmental Impact Report (PEIR) that evaluates potential environmental effects associated with the proposed Santa Ana General Plan Update, which is being distributed for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Santa Ana is the Lead Agency for the proposed project.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the Draft PEIR will be available for a 45-day public review from Monday, August 3, 2020 through Wednesday, September 16, 2020. The Draft PEIR will be available for public review by appointment at the following location:

Santa Ana, Planning Division Counter*
20 Civic Center Plaza, M-20
Santa Ana, CA 92701
(714) 667-2700*

**please call to confirm before arriving due to potential special COVID-19 circumstances*

The document can also be accessed online at: <https://www.santa-ana.org/general-plan>

All environmental related comments on the Draft EIR must be submitted in writing by 5 p.m. on September 16, 2020 to:

Verny Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702
Email: VCarvajal@santa-ana.org

Project Location: The City of Santa Ana encompasses roughly 27 square miles of land in central Orange County. The cities of Orange and Costa Mesa border Santa Ana to the north and south, respectively. Santa Ana's western border connects with the cities of Garden Grove, Westminster, and Fountain Valley, while Santa Ana's eastern border touches the cities of Irvine and Tustin. Regional connectivity to the City of Santa Ana is provided by interstates 15 and 405 and by State Routes 22 and 55. The City of Santa Ana is the second largest city in Orange County in terms of both population (approximately 340,000 residents as of 2019) and workers (approximately 160,000 jobs as of 2019).

Project Description: The City has conducted an intensive, comprehensive planning process to prepare a draft General Plan Update. Santa Ana's "Golden City Beyond: A Shared Vision" General Plan will guide the City's development and conservation for the next 25 years through 2045. The update will provide long-term policy direction and communicate the vision, values, and goals for the City's physical development, fiscal and environmental sustainability, and overall quality of life.

Santa Ana’s General Plan is based on a vision statement and core values established as part of an extensive multiyear community outreach effort, a Technical Advisory Committee, and a General Plan Advisory Group.

Vision Statement:

“Santa Ana is a city that promotes the physical, social, and economic health and wellness of our people and our community. We celebrate our past, embrace the power of diversity, and work together to create economic and educational opportunities for the next generation, leading to a more sustainable and prosperous future.”

Core Values: Health, Equity, Sustainability, Culture and Education.

Project Buildout: At project buildout, it is projected that the City’s population would grow to 431,629, with a total of 170,416 jobs, 115,053 housing units, and 72,967,816 non-residential square footage (SF). This growth would primarily occur in five focus areas and seven special planning areas.

The five focus areas identified by the City in coordination with the General Plan Advisory Group are:

- South Main Street. Growth potential in this focus area will result in 588 additional housing units and a 739,316 SF decrease in non-residential land use.
- Grand Avenue/17th Street. This focus area is associated with an increase of 1,722 housing units and a decrease of 696,847 SF in non-residential land use.
- West Santa Ana Boulevard. Housing units in this focus area would increase by 1,262 and non-residential land use will decrease by 281,667.
- 55 Freeway/Dyer Road. Growth potential in this focus area will result in 8,731 additional housing units and an additional 475,83 SF of non-residential land use.
- South Bristol Street. This focus area is associated with an increase of 5,272 housing units and an increase of 3,505,130 SF of non-residential land use.

The seven planning areas that represent specific plans and other special zoning areas that were previously adopted are: Adaptive Reuse Project Incentive Area (2014), Bristol Street Corridor Specific Plan (1991/2018), Harbor Mixed Use Transit Corridor Specific Plan (2014), MainPlace Specific Plan (2019), Metro East Mixed Use Overlay Zone (2007/2018), Midtown Specific Plan (1996), and Transit Zoning Code Specific Development (2010).

Environmental Topics Evaluated: The Draft PEIR examines the potential of the proposed project to generate impacts related to the following environmental topics:

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| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Minerals |
| • Biological Resources | • Noise |
| • Cultural Resources | • Population and Housing |
| • Energy | • Public Services |
| • Geology and Soils | • Recreation |
| • Greenhouse Gas Emissions | • Transportation |
| • Hazards and Hazardous Materials | • Tribal Cultural Resources |
| • Hydrology and Water Quality | • Utilities and Service Systems |

The Draft PEIR indicates there may be significant unavoidable adverse environmental impacts associated with the following environmental categories: Air Quality, Cultural Resources (historic resources), Greenhouse Gas Emissions, Noise, and Population and Housing (population growth). Upon compliance

with regulatory requirements and recommended mitigation measures (as appropriate), all other environmental impacts were found to be less than significant.

In addition, the Draft PEIR evaluates three project alternatives that include: a No Project/Current General Plan Alternative, a Reduced Intensity Alternative, and a 2020 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) Consistency Alternative. For additional information please contact Verny Carvajal, Principal Planner by e-mail at VCarvajal@santa-ana.org.